

# CITY OF MOUNTAIN VIEW

## **MEMORANDUM**

Community Development Department

**DATE:** April 1, 2017

**TO:** Randy Tsuda, Community Development Director

FROM: Terry Blount, Assistant Community Development Director/Planning

Manager

SUBJECT: April 2017 - Planning Division Update

The purpose of this memorandum is to inform you about the status of *notable* development projects and long-range planning efforts in the City. I understand that other parties interested in following development and policy changes in the community will likely use this memorandum, so I've also included the name of the project planner assigned to each project and the name of the applicant. Members of the public can click on the project planner's name to email them directly or click on the project website if one is available to find out more about the project. Also included are symbols to let you know whether something is approved – , and/or under construction – . Changes to this month's update are underlined. Finally, the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see Attachment 1 – Map: Planning Division Update for the location of listed projects).

### NORTH BAYSHORE CHANGE AREA

### 1. North Bayshore Precise Plan Update

On February 3, 2015, the City Council directed staff to amend the North Bayshore Precise Plan to include residential land uses. This Precise Plan update comes after the adoption of the North Bayshore Precise Plan in November 2014 and completion of the Bonus FAR application review in May 2015.

The North Bayshore Precise Plan Public Draft was released in November 2016. The Environmental Planning Commission (EPC) and City Council provided comments on the Public Draft at meetings in November.

• Status/Next Step(s): The North Bayshore Precise Plan EIR (Public Draft) is now available on the City's Planning Division website. EPC and City Council meetings are scheduled in April to discuss North Bayshore transportation issues, in May to discuss affordable housing, and in June to consider adoption of the Plan.

• Planning Area: North Bayshore

• Project Planner: Martin Alkire

• Website: North Bayshore Precise Plan Update

## 2. North Bayshore Trip Cap Report

The City's 2016 Trip Cap Report was submitted to the City Council on June 7, 2016 and is available on the City's website.

- Status/Next Step(s): New counts were taken <u>spring of 2017</u>. The 2017 Annual Report will be presented to the City Council in late <u>June</u>.
- Planning Area: North Bayshore
- Project Planner: Martin Alkire

## 3. Charleston East (2000 North Shoreline Boulevard)

Request for a Planned Community Permit and Development Review Permit for a 595,000 square foot, two-story, office building under a canopy structure and a Heritage Tree Removal Permit on a vacant 18.6 acre project site. The property is located on the northwest corner of Charleston Road and North Shoreline Boulevard in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): <u>Approved by the City Council on March 8, 2017.</u> <u>Building permit plans are under review.</u>
- Planning Area: North Bayshore
- Project Planner: **Stephanie Williams**
- Applicant: Google Inc.

# 4. Broadreach (1625 Plymouth Street) 🕏 🍫

Request for a Planned Community Permit for a new six story, 224,505 square foot office building and a 4.5 tier parking structure and a Heritage Tree Removal permit for the removal of 15 Heritage trees and the re-location of five Heritage trees on a vacant 5.15 acre lot, located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

- Status/Next Step(s): Approved by the City Council June 21, 2016. Under construction.
- Planning Area: North Bayshore

Project Planner: <u>Stephanie Williams</u>

• Applicant: Broadreach Capital Partners

## 5. 1400 North Shoreline Boulevard (Google and Sywest)

Request for a Master Plan for a mixed-use development, and a Planned Community Permit for 1,491,789 square feet of office, 93,036 square feet of retail and restaurant space, 98,000 square feet of athletic club, 88,500 square feet of theater, and a 98,969 square foot hotel, over two levels of underground parking and one level of podium parking, for a total gross building area of 1,870,294 square feet and a 1.69 total gross building FAR.

• Status/Next Steps: The application is currently on hold pending further direction from the applicant.

• Planning Area: North Bayshore

Project Planner: <u>Terry Blount</u>

• Applicant: Google and Sywest

## 6. Shashi Hotel (1625 North Shoreline Boulevard)

Request for a Planned Community Permit to demolish an existing 12,100 square foot commercial building and construct a five-story, 104,750 square foot, 200-room hotel and a five-level parking structure and a Heritage Tree Removal Permit to remove two Heritage trees on a 1.39 acre site. The site is located on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore 2014) Precise Plan.



• Status/Next Steps(s): The project was approved on November 1, 2016. Building permit plans are currently under review.

• Planning Area: North Bayshore

• Project Planner: Mariya Hodge

• Applicant: Shashi Hotel

## 7. 1255 Pear Avenue (The Sobrato Organization)

Request for a Planning Community Permit to allow up to 650 market rate residential units and 234,247 square feet of new office uses, demolish a total of 103,513 square foot of industrial-office buildings across the site and retain the new five-story, 156,134 square foot office building at the southeast corner of Pear Avenue and Inigo Way, and one-story, 18,740 square foot industrial office building at the southeast end of the site. The approximately 15.5-acre site extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan District.

• Status/Next Steps(s): Beginning the environmental review process and formal project review.

Planning Area: North Bayshore

• Project Planner: Martin Alkire

Applicant: The Sobrato Organization

## 8. Microsoft (1045-1085 La Avenida Street) 🔮

Formal review of a request for a Planned Community Permit to demolish three office buildings (1, 3 & 4), renovate two existing office buildings (2 & 5), construct a new two story main office building and a new four-level parking garage, and a Heritage Tree Removal Permit for the removal of 85 Heritage trees. The net new square footage is 128,000 square feet to the existing 515,000 square feet of office space. The 32-acre project site is located at the southeast corner of La Avenida Avenue and Macon Avenue in the P-39 (North Bayshore 2014) Precise Plan.



• Status/Next Steps(s): Approved by the Zoning Administrator on February 8, 2017.

Planning Area: North Bayshore

Project Planner: <u>Stephanie Williams</u>

• Applicant: Microsoft

### SAN ANTONIO CHANGE AREA

# 9. Prometheus (400 San Antonio Rd.) 🤡

Request for a Planned Community Permit to construct 583 apartment units and 11,171 square feet of ground floor commercial space in two five-story and one seven-story buildings with underground parking to replace seven existing retail, office, and industrial buildings, including a 35% State Density Bonus with development waivers allowing up to a 2.5 floor area ratio; a Heritage Tree Removal Permit to remove 59 Heritage trees; and a Preliminary Parcel Map to combine five existing parcels into two parcels on an existing 5.7 acre site located on the west side of San Antonio Road between Fayette Drive and Miller Avenue in the P-40 (San Antonio) Precise Plan.

• Status/Next Step(s): <u>Approved</u>. <u>Building permits have been issued</u>.

• Planning Area: San Antonio/Rengstorff/Del Medio

Project Planner: <u>Carly Panos</u>

• Applicant: Prometheus Real Estate Group

## 10. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.) 🕏 🍫

In December 2014, Council approved a request for a mixed-use development on 9.9 acres. The project consists of office (360,909 square feet), retail/commercial (107,835 square feet), cinema (approx. 1410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.



- Status/Next Step(s): Approved. Construction is underway for the office buildings, cinema, hotel, and parking garage.
- Website: San Antonio Center
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Rebecca Shapiro
- Applicant: Merlone Geier Partners

# 11. The DeNardi Group (2645 & 2655 Fayette Drive) 📀

Request for a Development Review Permit and Tentative Map for a new four-story, 24-unit residential condominium development with underground parking and a Heritage Tree Removal Permit to remove seven trees and relocate two trees on a 0.65-acre site located on the south side of Fayette Drive in the R3-D (Multiple-Family) District. The project will replace a commercial building and six existing residential units.



• Status/Next Step(s): The project was approved by the City Council on June 7, 2016.

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Mariya Hodge

• Applicant: The DeNardi Group

## 12. 250 San Antonio Circle (Community School of Music and Art)

Request for a Planned Community Permit to allow construction of a new building and parking lot associated with the Community School of Music and Art replacing two existing auto repair buildings.



• Status/Next Step(s): Incomplete. Awaiting revisions.

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: <u>Carly Panos</u>

• Applicant: John Miller Architects

### 13. East San Antonio Center Master Plan

Informal review of a Master Plan for long term redevelopment of the east side of San Antonio Center. This property is located on the west side of Showers Drive, between El Camino Real and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Application on hold. The Environmental Planning Commission (EPC) held a study session on April 6, 2016. A City Council study session has not been scheduled.
- Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Rebecca Shapiro

• Applicant: Federal Realty

### 14. 2580 and 2590 California Street and 201 San Antonio Circle

Request for Master Plan approval, a Planned Community Permit and a Development Review Permit to construct a mixed-use development with 640 residential units and 14,800 square feet of commercial space to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail, and a Heritage Tree Removal Permit to remove 82 trees. These properties comprise the North of California Street Master Plan Area and are located on the north side of California Street between San Antonio Road and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Informal review of the Master Plan was completed in 2016 including EPC and City Council study sessions. A formal application was submitted in February 2017 and was deemed incomplete. Awaiting revisions.
- Planning Area: San Antonio/Rengstorff/Del Medio

• <u>Project Planner: Mariya Hodge</u>

• Applicant: Greystar

### EL CAMINO REAL CHANGE AREA

### 15. 2700 West El Camino Real

Request for a Planned Community Permit to construct 211 apartment units and 2,000 square feet of ground floor commercial space with underground parking to replace an existing motel and vacant restaurant buildings, including a 20% State Density Bonus with development waivers allowing up to 2.20 floor area ratio and a total height of up to five stories/65 feet, reduced open space dimension to 15 feet wide, and a Heritage Tree Removal Permit to remove five Heritage trees on a 2.2 acre project site on the north side of El Camino Real between Del Medio Avenue and Cesano Court in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Diana Pancholi
- Applicant: Summerhill Homes

### 16. 2300 West El Camino Real

In February 2016, the applicant submitted a Planned Community Permit and a Provisional Use Permit to allow construction of a new four-story, 157 room hotel with a level of underground parking. The project site is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the El Camino Real Precise Plan (P38) District.

- Status/Next Step(s): Under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Diana Pancholi
- Applicant: Arris Studio Architects

# 17. Lennar Multi Family Communities (2268 W. El Camino Real) 🐼

In June, the applicant applied for a Planned Community Permit and Development Review Permit for a new 3 to 4 story, 204-unit residential apartment project with underground parking on a 2.6 acre site replacing the 21,026 square foot Olive Tree Shopping Center and 4 single-story commercial structures along El Camino Real and Latham Street. This property is located on the north side of West El Camino Real and the south side Latham Street between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

• Status / Next Step(s): The City Council approved the project on February 28, 2017. <u>Building permit plans are under review</u>.

• Planning Area: San Antonio/Rengstorff/Del Medio

Project Planner: <u>Clarissa Burke</u>

• Applicant: Lennar

# 18. UDR (1984 W. El Camino Real) 🤡 🍫

In November 2013, the City Council approved a 160-unit apartment project with 4,000 square feet of ground floor retail space, and a Heritage Tree Removal Permit to remove 10 Heritage trees, to replace the Pacific Inn Motel on a 2.85-acre site, located on the north side of El Camino Real between Escuela Avenue and Rengstorff Avenue.



• Status/Next Step(s): Approved. Construction is underway and is expected to be completed in <u>April/May 2017</u>.

Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Rebecca Shapiro

• Applicant: UDR, Inc. (West El Camino LLC)

# 19. Residence Inn Gatehouse (1854 W. El Camino Real) 📀

Request for a Development Review Permit to allow the construction of an 8,940 square foot hotel gatehouse and a Heritage Tree Removal Permit for the removal of 3 Heritage trees on a 3.22 acre project site, located on the north side of El Camino Real West, between Mariposa and Escuela Avenue.

• Status/Next Step(s): Approved by the Zoning Administrator on April 13, 2016. <u>Building permit plans are under review</u>.

• Planning Area: Central Neighborhoods

Project Planner: <u>Diana Pancholi</u>

• Applicant: DLR Group

## 20, 1701 W. El Camino Real

Request for a Planned Community Permit and State density bonus to construct a 67-unit affordable studio apartment development (including one, 1-bedroom manager's unit) on a 0.49-acre vacant lot. This project site is located on the southwest corner of West El Camino Real and Rich Avenue in the P-38 (El Camino Real) Precise Plan. This is a City-partnered NOFA project; City Council authorized the reservation of funding for the development at a public hearing on October 20, 2015.

- Status/Next Step(s): Approved. Building permit plans are currently under review.
- Planning Area: Springer/Cuesta/Phyllis
- Project Planner: <u>Rebecca Shapiro/Carly Panos</u>
- Applicant: Palo Alto Housing (PAH)

#### 21. 1313 and 1347 W. El Camino Real

Request for a Planned Community Permit and a Development Review Permit with a 32.5% density bonus, under State Density Bonus Law, to construct a four-story, 24-unit apartment complex above ground floor commercial with two tenant spaces and two levels of underground parking on a .45 acre lot. The project site is located on the southwest corner of West El Camino Real and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Incomplete. Awaiting revisions.
- Planning Area: Springer/Cuesta/Phyllis
- Project Planner: Eric Anderson
- Applicant: William Maston Architect & Associates

# 22. Harv's Car Wash - Regis Homes (1101 W. El Camino Real) 🤡 🍫

On November 12, 2014, the City Council approved a Zoning Map Amendment to rezone the rear portion of the project site from R2-9sd (One- and Two-Family Residential Special Design) district to the CRA (Commercial/Residential-Arterial) district and a General Plan Map Amendment to alter the land use designation for the same portion of the project site from Medium-Density Residential to Mixed-Use Corridor, a Conditional Use Permit and Development Review Permit for a 4-story, 52-unit condominium development with a 35% density bonus, under State Density Bonus Law, and one-level of underground parking, and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.98 acre (42,127-square-foot) project site. The proposed project includes demolishing the existing Harv's Carwash and replacing it with 52 ownership units, resulting in approximately 73,445 net new square feet of development on the site.



• Status/Next Step(s): Approved. Under construction with expected completion fall 2017.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Lindsay Hagan

• Applicant: Regis Homes Bay Area

# 23. Greystar (801 W. El Camino Real) 🔮 🍫

Request for a Zoning Map Amendment from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a new mixed-use project with 164 apartment units and 10,800 square feet of commercial space on a 2.39 acre project site, replacing 22,380 square feet of existing commercial development.

• Status/Next Step(s): Approved. Under Construction.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: **Stephanie Williams** 

• Applicant: Greystar

## 24. Wonder Years Preschool (86 W. El Camino Real) 📀

On October 14, 2015, the Zoning Administrator approved an application by Wonder Years Preschool to build a new 2-story, 4,800-square-foot preschool building on a site adjacent to their current property. The project would replace an existing 1-story building that currently houses a car-stereo business.

- Status/Next Step(s): Approved. Building permit plans are under review.
- Planning Area: Central Neighborhoods
- Project Planner: Eric Anderson
- Applicant: Wonder Years Preschool

# 25. Loop Convenience Store (790 E. El Camino Real) 🐼 🍫

Request for a Planned Community Permit to reconstruct the existing gas station and car wash and to add a new 2,940 square foot convenience store, and a Heritage Tree Removal Permit to remove up to five Heritage trees.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Grant/Sylvan
- Project Planner: Eric Anderson
- Applicant: AU Energy, LLC

### 26. 840 East El Camino Real

Request for a Planned Community Permit to allow an 18,748 square-foot, four-story wing addition, including 40 new guest rooms and 4,122 square feet of ground floor commercial space to an existing four-story, 160-room hotel, a Provisional Use Permit for roof top amenities above the third floor, and a Heritage Tree Removal Permit to remove three Heritage trees, on an existing 2.3 acre site.

• Status/Next Step(s): Under review. Awaiting revisions.

Planning Area: Grant/Sylvan

Project Planner: <u>Carly Panos</u>

Applicant: IL El Camino Hotel, LLC

### EAST WHISMAN CHANGE AREA

### 27. East Whisman Precise Plan

On June 23, 2015, the City Council accepted a VTA grant to help develop a new East Whisman Precise Plan. In March 2016 the City Council authorized the scope of work for the new plan. Concluding the July 16, 2016 community workshop, staff shared outcomes of the workshop with the EPC and City Council at Study Sessions in August and September of 2016. A second community workshop was held in December 2016, followed by Study Sessions with the EPC and City Council in February 2017, to endorse a preferred land use alternative. Staff will use the preferred alternative to begin work on the Environmental Impact Report.

• Status/Next Step(s): Additional Study Sessions will be held with the EPC and City Council in 2017.

• Planning Area: Moffett/Whisman

• Project Planner: <u>Lindsay Hagan</u>

• Website: East Whisman Precise Plan

## 28. The Quad / Lovewell (369 N. Whisman Rd.) 📀

In September 2011, the City Council approved a request for a Transit Oriented Development, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 sq. ft. office building, a four-story 109,927 sq. ft. office building and two four-story parking structures on a 29.3-acre site (0.49 FAR) with seven existing office buildings and the removal of 22 Heritage trees. The approval also included a parking reduction of 143 spaces or 6.9 percent of the required parking, a Tentative Map to create 13 parcels, and a 10-year Development Agreement. The site is located on the east side of N. Whisman, north of E. Middlefield Road.

- Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through September 2021.
- Planning Area: Moffett/Whisman

• Project Planner: Terry Blount

• Applicant: Whisman Associates, LLC

## 29. Renault & Handley (580 – 620 Clyde Avenue) 📀

On June 7, 2016, the City Council approved a new 178,477 square foot, 5-story office building and a three-story parking garage on a 5.15 acre site; the request included a rezoning from ML (Limited Industrial) to P (Planned Community), and a Heritage Tree Removal Permit for the removal of 29 Heritage trees. The project would replace two one-story light industrial buildings totaling approximately 75,000 square feet.

• Status/Next Step(s): Approved. Building permit plans are currently under review.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Renault & Handley

## 30. Symantec (575 E. Middlefield Rd.)

In February 2010, the City Council approved a request for a Transit Oriented Development Permit to construct a 102,419 sq. ft., four-story office building on a 10.7-acre site (0.5 FAR) with three existing office buildings and a request for a Heritage tree permit to remove 21 heritage trees. The approval includes upgrades to the existing parking lot and landscaping, a parking reduction of 62 spaces or 7.9 percent of the total required parking, a parcel map to create condominium parcels for the buildings, and an 8-year Development Agreement. This property is located on the south side of East Middlefield Road between Ellis Street.

• Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through February 2018. The applicant applied for an amendment to the Development Agreement (DA), and the request was considered by the City Council on March 31, 2015. Council approved a DA amendment in May of 2015.

• Planning Area: Moffett/Whisman

• Project Planner: **Terry Blount** 

• Applicant: Symantec

# 31. LinkedIn - Existing Campus (700 E. Middlefield Road and 1100 W. Maude Avenue) 🗸 🌜

Request for exterior building modifications, site and landscape modifications, and a parking reduction at an existing office campus.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Moffett/Whisman

• Project Planner: Carly Panos

• Applicant: LinkedIn

# 32. <u>LinkedIn - Campus Redevelopment (700 and 800 E. Middlefield Road and 1100</u> W. Maude Avenue)

Request for a rezoning from the ML (Limited Industrial) District to a P (Planned Community) District to allow up to 0.86 FAR; a Planned Community Permit to construct three, six-story office buildings, two, six-level parking structures (with one-level below grade) and retain three, two-story office buildings resulting in 1.08 million square feet of office at a 28.7-acre campus for LinkedIn Corporation, to replace two existing office buildings and surface parking lots; a Heritage Tree Removal Permit to remove approximately 75 Heritage Trees; and a Lot Line Adjustment to merge three parcels into one parcel. The project is located on the northeast corner of East Middlefield Road and the SR-237 Frontage Road in the ML (Limited Industrial) District.

- Webpage: http://www.mountainview.gov/linkedincampus
- Status/Next Step(s): An informal application has been submitted. Environmental Planning Commission and City Council Study Sessions are tentatively scheduled for April 19, 2017 (EPC) and May 2, 2017 (City Council).
- Planning Area: Moffett/Whisman

<u>Project Planner: Lindsay Hagan</u>

• Applicant: LinkedIn

### MOFFETT CHANGE AREA

# 33. Prometheus (100 Moffett Blvd.) 🕏 🌜

In December 2013, the City Council approved a 184-unit apartment project. The project includes three new residential buildings on an approximately 2.68 acre site.

The project includes the conversion of an existing vehicle on-ramp to a bicycle/pedestrian-only paseo connecting Stierlin Road to the corner of Central Expressway and Moffett Boulevard.



• Status/Next Step(s): Approved. Construction is underway. The project will be completed in phases; one building is complete and the remaining two buildings are expected to be completed <u>by mid-2017</u>.

• Planning Area: Moffett/Whisman

• Project Planner: Rebecca Shapiro

• Applicant: Prometheus Real Estate Group

#### DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

### 34. Minkoff Office Building (938-954 Villa Street)

Request for a Planned Community Permit and Development Review Permit to construct a 41,876 square foot building with 2,922 square feet of restaurant and 38,954 square feet of office to replace two existing restaurants in historic structures (Tied House and Chez TJ). An Environmental Impact Report (EIR) is being prepared for the project pursuant to CEQA Guidelines. This project is located on the north side of Villa Street between Franklin Street and Bryant Street in the P-19 (Downtown) Precise Plan.

Status/Next Step(s): Under Review

• Planning Area: Central Neighborhoods

• Project Planner: Eric Anderson

Applicant: The Minkoff Group

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In June 2015, the City Council approved a request for a Planned Community permit and Provisional Use Permit for a four story, 9-unit condominium project replacing three apartment units, and a Heritage Tree removal permit to remove 2 Heritage trees on a 0.26 acre site located on the east side of Hope Street between Villa and Dana Street.

- Status/Next Step(s): Approved. <u>Building permits issued March 2017</u>.
- Planning Area: Central Neighborhoods
- Project Planner: Diana Pancholi
- Applicant: Bill Maston Architect & Associates

### 36. Residential Condominium Project (325, 333 & 339 Franklin Street)

Request for review of a Planned Community Permit to replace 13 existing rental units with a 15-unit residential condominium project on a 0.52 acre lot.

- Status & Next Steps: Incomplete. Awaiting revisions.
- Planning Area: Central Neighborhoods
- Project Planner: Rebecca Shapiro
- Applicant: DaRosa Associates

# 37. St. Joseph's Church (582 Hope Street, corner of Castro & Church) 🗸 🍫

Request for a Planned Community Permit to construct a mixed-use development with (1) a 3- to 4-story, 96,500 square foot commercial building along Castro Street with 8,000 square feet of ground-floor retail and 3-levels of underground parking; (2) 12 residential units and a 3,400 square foot church parish office along Hope Street; and (3) a Heritage Tree Removal Permit to remove 4 Heritage trees. This project will replace an existing surface parking lot at the northeast corner of Castro and Church Streets and an existing one-story, 7,400 sq. ft. church parish building on Hope Street. The church will remain. The project is located on the north side of Church Street between Castro Street and Hope Street.

• Status & Next Steps: Approved. <u>Building construction is underway and is</u> expected to be complete by September 2018.

• Planning Area: Central Neighborhoods

Project Planner: Rebecca Shapiro

 Applicant: The Sobrato Organization and the Roman Catholic Bishop of San Jose

## 38. Fairmont Mixed Use Project (881 Castro Street)

Request for a Provisional Use Permit and Planned Community Permit to construct a 4-story, mixed-use building with 8,500 square feet of ground-floor commercial space and 18 condominium units with two levels of underground parking and a Tentative Map to merge four lots into one lot with condominium lots to replace three existing commercial buildings and a four-unit apartment building on a 0.41-acre project site. The project site is located on the northeast corner of Castro Street and Fairmont Avenue through to Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: City Council approved the project on June 14, 2016.
- Planning Area: Central Neighborhoods

• Project Planner: Lindsay Hagan

• Applicant: Castro GPRV 10, LLC

## PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/ EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

### 39. 2019 Leghorn Street

Request for a Development Review Permit and a Conditional Use Permit to construct a new two-story, 12,050 square-foot office building and demolish five existing residential units and associated accessory structures, on an 0.86-acre site.

Status/Next Step(s): Under review. Awaiting revisions.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: <u>Carly Panos</u>

Applicant: McKim Design Group

# 40. Windsor Academy (908 N. Rengstorff Ave.) 🗸 🍫

In October 2014, the Zoning Administrator approved a Conditional Use Permit and Development Review Permit for a new 2-story, 8,088-square-foot, 84 child daycare center and a Heritage Tree removal permit to remove two Heritage trees on a 0.43 acre (18,731 sq. ft.) project site. The project includes the demolition of one single-family home, resulting in 7,318 net new square feet of development on the site.

• Status/Next Step(s): Approved. Under construction.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Carly Panos

Applicant: Windsor Academy

## 41. Paul Ryan (858 Sierra Vista Ave.) 📀

On November 12, 2014 the City Council approved a Request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home, on a 0.52 acre project site, located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) district.

• Status/Next Step(s): Approved. Building permit plans under review.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Paul Ryan

# 42. Paul Ryan (2392 Rock St.) 🗸 🌜

In March 2013, Paul Ryan submitted a request for a Planned Unit Development Permit and a Heritage Tree Removal Permit associated with a 3-unit small-lot single-family development on a 0.38 acre site.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Clarissa Burke

• Applicant: Paul Ryan

## 43. 647 Sierra Vista Ave. 🗸 🍫

On October 20, 2015 the City Council approved a 29-rowhome project on a 1.6 acre site in the R3-2.2 (Multiple Family) district.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Classic Communities

# 44. California Communities/Peninsula Communities (2025 and 2065 San Luis Avenue) 🗸 🌜

Request for a Planned Unit Development Permit, Development Review Permit, and Tentative Tract Map for a new 33-unit rowhouse development on a vacant 0.93-acre site. The project was initially submitted in October 2014 for a nine-unit development on a vacant lot at 2065 San Luis Avenue. The Developer acquired the adjacent 17-unit apartment complex site at 2025 San Luis Avenue and submitted revised plans in August 2015 for an expanded project on both properties.



• Status/Next Steps: Approved. <u>Under Construction</u>.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Mariya Hodge

• Applicant: California Communities/Peninsula Communities

## 45. 2044 and 2054 Montecito Avenue (SummerHill Homes LLC)

Request for a Planned Unit Development and a Development Review Permit to create 52 residential lots associated with a rowhouse development and a Tree

Removal Permit to remove 37 Heritage trees on an existing 2.8 acre project site. This property is located north of Montecito Avenue, between Central Expressway and San Luis Avenue, in the R3-2.2 (Multiple-Family Residential) district.

• Status/Next Steps: Under review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

• Applicant: Kevin Ebrahimi, SummerHill Homes LLC

## **46. 1998-2024 Montecito Avenue ◊**

On May 26, 2015 the City Council approved an application for a 3-story 17-unit condominium project with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home, and would remove up to 11 Heritage trees. The project includes a two-unit Density Bonus request and includes one very low income unit.



• Status/Next Step(s): Approved. Building permit plans are under review. <u>A permit extension has been filed.</u>

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: <u>Eric Anderson</u>

• Applicant: Stuart Welte (Architect)

## 47. 1968 Hackett Avenue & 208-210 Sierra Vista Avenue 🔮 🍫

Request for a Planned Unit Development and Development Review Permit to allow construction of a 24-unit rowhouse project to replace 21 existing apartment units and a request to remove 8 Heritage trees on a 1.60 acre project site in the R3-2.2 (Multiple-Family) district.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Rebecca Shapiro

Applicant: Dividend Homes

### 48. 333 North Rengstorff Avenue

Request for an Informal Review of a new 31-unit rowhouse development to replace an existing 32-unit apartment complex lot on a 1.8 acre project site. This property is located east of North Rengstorff Boulevard between Montecito Avenue and San Luis Avenue in the R3-2.2 (Multi-Family Residential) district.

• Status/Next Step(s): Under review.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: <u>Paula Bradley</u>

• Applicant: Kevin Ebrahimi, SummerHill Homes, LLC

## 49. Shorebreeze Apartments (460 North Shoreline Boulevard)

Request to amend the P-5 (460 Shoreline Boulevard) Precise Plan to increase from 125 to 170 units, a Planned Community Permit to demolish 12 affordable townhouse units and replace them with 62 affordable units (21 studios, 21 one-bedroom, 8 two-bedroom, and 12 three bedroom), a Heritage Tree Removal Permit for the removal of 18 Heritage trees on a 5.32 acre project site. This property is located west of North Shoreline Boulevard between Montecito Avenue and Wright Avenue in the P-5 (460 Shoreline Boulevard) Precise Plan.

• Status/Next Step(s): Under review.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

• Applicant: Mid-Pen Housing

### 50. 1185 Terra Bella Avenue

Request for a Development Review Permit to construct a new two-story 9,700 Square foot commercial office building to replace two existing commercial buildings, a Heritage Tree Removal Permit for the removal of three Heritage trees on a 0.43-acre project site. This property is located on the south side of Terra Bella Avenue, between North Shoreline Boulevard and Linda Vista Avenue in the ML (Limited Industrial) district.

• <u>Status/Next Step(s)</u>: <u>Under review</u>.

<u>Planning Area: Monte Loma/Farley/Rock</u>

• Project Planner: Paula Bradley

• Applicant: Terra Bella, LLC

## Moffett/Whisman Planning Area

# 51. Calvano Development/CPR Mountain View - Office (1001 N. Shoreline Boulevard) 🐼 🌜

Request CRP Mountain View for a Development Review Permit for the construction of a 4-story, 111,443 square foot office building with outdoor amenity space and a surface parking lot; a Heritage Tree Removal Permit to remove 33 Heritage trees, and a lot merger to combine 9 lots into one parcel on a 7.3-acre site, located on the northeast corner of N. Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts. The project would result in the demolition of nine existing commercial and industrial buildings. On April 27, 2016, the Zoning Administrator approved removal of six Heritage trees due to utility undergrounding and an existing major AT&T conduit.

- Status/Next Step(s): Approved. Under construction. Anticipated completion in summer of 2017.
- Planning Area: Moffett/Whisman
- Project Planner: Lindsay Hagan
- Applicant: Calvano/CPR Mountain View Venture, LLC

# 52. Calvano/CPR Mountain View Development - Residences (1001 N. Shoreline Boulevard)

Request CRP Mountain View for a rezone from ML (Limited Industrial) to P (Planned Community) District, a Planned Community Permit to construct a new seven-story residential structure with two levels of podium parking and 203

apartment units, a new seven-story residential structure with two levels of podium parking and 100 condominium units, and a 195,746 square foot six-story office parking structure to accommodate parking for the existing 111,443 square foot office building, and a Heritage Tree Removal Permit to remove 11 Heritage trees on a 7.8-acre site.

• Status/Next Step(s): Informal application under review.

• Planning Area: Moffett/Whisman

Project Planner: <u>Clarissa Burke</u> and <u>Stephanie Williams</u>

• Applicant: Calvano/CRP Mountain View Venture, LLC

### 53. 1075 Terra Bella

Request for a Development Review Permit to construct a new 2-story, 19,301 square-foot office building, a Conditional Use Permit for office uses, a Heritage Tree Removal Permit to remove 29 Heritage trees on a 57,086 square foot lot.

Status/Next Step(s): Awaiting revisions.

• Planning Area: Moffett/Whisman

Project Planner: <u>Eric Anderson</u>

• Applicant: Calvano Development

#### 54. 777 West Middlefield Road

Informal request for a General Plan Amendment from Medium-Density Residential to High-Density Residential, a Zoning Map Amendment from R3-2 (Multiple-Family Residential) to P (Planned Community) district to allow demolition of 208 existing apartment units and construction of 711 new apartment units (including 144 affordable units). The project site is located on the west side of Middlefield Road between Shoreline Boulevard and Moffett Boulevard in the R3-2 district.

• Status/Next Steps: Under Review.

Planning Area: Moffett/Whisman

Project Planner: <u>Stephanie Williams</u>

Applicant: Fortbay

## 55. Shenandoah Square Precise Plan (500 Moffett Boulevard)

Request for annexation of an approximately 17-acre parcel to allow multi-family residential redevelopment; a General Plan Amendment from Medium-Low Density Residential to a designation to be determined; a Zoning Map Amendment from PRE-PF to P (Planned Community / Precise Plan); a new Precise Plan to regulate future development activities on the site; and a CEQA/NEPA determination (TBD). This property is located at the northwest corner of Moffett Boulevard and West Middlefield Road in the PRE-PF (Public Facilities) district.

- Status/Next Step(s): Council held a kick-off study session for the new Precise Plan on November 29, 2016 to provide initial input on key Precise Plan topics.
- Planning Area: Moffett/Whisman.
- Project Planner: Rebecca Shapiro
- Applicant: California Military Communities, LLC

#### 56. 555 West Middlefield Road

Request for a General Plan Amendment from Medium-Density Residential to High-Density Residential, a Zoning Map Amendment from P to R4 (High Density), and a Development Review Permit to allow a 341-unit addition to an existing 402-unit residential development with three new underground garages, a new leasing office for the entire development, and a 1.48-acre public park (dedicated to the City) on a 14.5-acre site. The project site is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

- Status/Next Steps: Under review.
- Planning Area: Moffett/Whisman
- Project Planner: Diana Pancholi
- Applicant: AvalonBay Communities, Inc.

# 57. 750 Moffett Boulevard (Moffett Gateway) 📀

Request for a General Plan Land Use Map Amendment from undesignated Caltrans property to Mixed-Use Corridor, a Zoning Map Amendment from A (Agriculture) and undesignated Caltrans property to P (Planned Community), and a Planned Community Permit and Development Review Permit for a 255 room hotel and 200,000 square foot office building on a vacant 10 acre project site. The project site is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

• Status: Approved by the City Council October 18, 2016. Building permit

plans under review.

Planning Area: Moffett/Whisman

• Project Planner: **Stephanie Williams** 

Applicant: Broadreach Capital Partners

# 58. Linde Hydrogen Fueling Station (830 Leong Dr.) 🕏 🍫

Request for a Provisional Use Permit to construct new hydrogen fueling station tank, enclosure and site improvements at an existing gas station, and a Heritage Tree Removal Permit to remove six Heritage trees.

- Status/Next Step(s): The project was approved at a Zoning Administrator public hearing on May 25, 2016. Under construction.
- Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Linde

## 59. Holiday Inn Express (870 Leong Dr.)

Request for a Planned Community Permit and Development Review Permit for the construction of a new 41,039 square foot, 78-room hotel, on a 0.85-acre site, located on the west side of Leong Drive.

• Status/Next Step(s): Under review.

Planning Area: Moffett/Whisman

• Project Planner: <u>Diana Pancholi</u>

• Applicant: Temple Hospitality

## 60. 660 Tyrella Avenue 🤡

In May 2016, Council approved a request for a Planned Community Permit and Development Review Permit for a 37 unit rowhouse project and a Heritage Tree Removal Permit to remove eight Heritage trees to replace 52 apartment units on a 1.84 acre project site, located on the southwest corner of Tyrella Avenue and Fairchild Drive.

• Status: The City Council approved the project on May 24, 2016. Building permit plans are under review.

• Planning Area: Moffett/Whisman

• Project Planner: Paula Bradley

Applicant: Warmington Residential

## 61. 133-149 Fairchild Dr. 🤡 🍫

Request for a Planned Community Permit and Planned Unit Development Permit to allow a new 35-unit rowhouse project and a Heritage Tree Removal Permit to remove 10 Heritage trees on a 1.8 acre project site, located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road.

• Status/Next Step(s): This project is phase II of the 111 Fairchild Dr. project. City Council approved the project July 7, 2015. Under construction.

• Planning Area: Moffett/Whisman

• Project Planner: Diana Pancholi

Applicant: Dividend Homes

## 62. Warmington Residential (277 Fairchild Dr.)

In February 2014, the applicant submitted a Planned Community Permit request for a rowhouse project on a 1.47 acre site with frontage on Fairchild Drive and Evandale Avenue on the block between North Whisman Road and Tyrella Avenue. The project includes 22 3-story attached single-family homes and four 2-story detached single-family homes, facing Evandale Avenue. The project would remove up to 8 Heritage trees. Existing uses on the lot include two single-family homes, a motel, and a small convenience store.



• Status/Next Step(s): The City Council approved the project on June 9, 2015. Building permit plans are under review. A permit extension has been filed.

Planning Area: Moffett/Whisman

Project Planner: <u>Eric Anderson</u>

Applicant: Warmington Residential

# 63. Hetch-Hetchy Property (450 N. Whisman Dr.) 📀 🍫

In April 2013, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre property, located on North Whisman Road between Whisman Court and Walker Drive. The City Council approved the project on November 12, 2014.



• Status/Next Step(s): Approved. Under construction.

• Planning Area: Moffett/Whisman

Project Planner: <u>Eric Anderson</u>

• Applicant: SummerHill Homes

## 64. DeNardi Homes (186 East Middlefield Rd.)

In January 2015, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project over a shared parking podium, replacing several small residential structures and a request to remove up to four Heritage trees. The project will be oriented toward Flynn Ave. and will not remove the structures facing East Middlefield Rd.

- Status/Next Step(s): This project was approved by the City Council on May 17, 2016. Building permit plans are under review.
- Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: DeNardi Homes

### 65. 167 North Whisman Rd.

In September 2013, plans were submitted for a 2-unit small-lot single-family subdivision totaling approximately 6,600 square feet on 0.3 acres in the Whisman Station Precise Plan area.

• Status/Next Step(s): Under review.

• Planning Area: Moffett/Whisman

Project Planner: <u>Clarissa Burke</u>

Applicant: Jose Rama (Architect); Ian Anderson (Owner)

# 66. Antenna Farm (Pacific Dr.) 🗸 🌜

Request for a Precise Plan Amendment to the Whisman Station Precise Plan to allow small-lot single-family homes where rowhomes are required and a Planned Community Permit for 16 small-lot single-family homes on a vacant 2 acre project site.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: <u>Stephanie Williams</u>
- Applicant: Summerhill Homes

# 67. 100 and 420-430 Ferguson Drive (Pulte Homes) 🕏 🍫

In June 2015, the City Council approved a Planned Community Permit for 198 rowhouse units, a 2.76-acre public park, and new public streets. The project site is located in the South Whisman Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Approved. Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: <u>Clarissa Burke</u> and <u>Stephanie Williams</u>

• Applicant: Pulte Homes

# 68. 500 Ferguson Drive (EFL Development)

In June 2015, the City Council approved a Planned Community Permit for 394 residential apartments and 3,000 square feet of commercial space, in two four-story buildings over an underground parking garage. The project site is located in the South Whisman Precise Plan and is part of the South Whisman Master Plan.

• Status/Next Steps: Approved. Awaiting revised building permit plans.

Planning Area: Moffett/Whisman

• Project Planner: Clarissa Burke and Stephanie Williams

• Applicant: EFL Development

### Central Neighborhoods

### 69. Prometheus (1696 – 1758 Villa Street)

Informal review of a General Plan Amendment from Medium Density Residential and Low Density Residential to High Density Residential, a Zoning Map Amendment from R3-2 and R1 to P-17, a Precise Plan Amendment to the Villa-Mariposa Precise Plan, a Development Review Permit to construct a 240-unit apartment complex over one level of underground parking to replace a 16-unit apartment building and 3 single family homes, a Heritage Tree Removal permit to remove 26 Heritage trees. This property is located on the north side of Villa Street at Chiquita Avenue in the P-17 (Villa-Mariposa) Precise Plan, the R1 (Single Family) district and the R3-2 (Multiple Family) district.

• Status/Next Step(s): <u>The City Council provided direction on the informal application March 4, 2017. The applicant is preparing a formal application.</u>

• Planning Area: Central Neighborhoods

Project Planner: <u>Eric Anderson</u>

• Applicant: Prometheus

## 70. Mountain View Academy Staff Housing (360 South Shoreline Boulevard)

Request for a rezone from R1 (Single-Family) to P (Planned Community) district, and a Planned Community Permit to construct three buildings with seven apartment units total for staff housing, a Heritage Tree Removal Permit to remove six Heritage trees, and a Preliminary Parcel Map to create two parcels from the existing four parcels on a 2.95 acre school site (Mountain View Academy).

• Status/Next Step(s): Under review.

• Planning Area: Central Neighborhoods

Project Planner: <u>Clarissa Burke</u>

• Applicant: Mountain View Academy

## San Antonio/Rengstorff/Del Medio Planning Area

## 71. 2296 Mora Drive 📀

Request for a Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to demolish 15 existing industrial buildings on 17 lots in order to construct 75 attached rowhomes, and a 0.45-acre public park on a 5.13 acre total project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue.

• Status/Next Step(s): Approved. Building permit plans are under review.

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Paula Bradley

• Applicant: Lennar Homes

## 72. Anton Caltega (394 Ortega Avenue) 📀

In December 2015, Anton Development Company submitted a formal request for a Planned Community Permit for a 4-story, 144-unit apartment building with 2 levels of underground parking to replace a single family home and accessory structures. The 1.62-acre project site is on the southwest corner of California Street and Ortega Avenue in the San Antonio Precise Plan area.



- Status/Next Step(s): The City Council approved the project on September 20, 2016. Building permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Eric Anderson
- Applicant: Anton Development Company

## 73. Barry Swenson Builder (1958 Latham Street)

In January 2015, a formal application was submitted for a new three story, 6-unit rowhouse project on a 0.39-acre site, replacing a single-family home and a large garage structure and a Heritage Tree Removal Permit for the removal of up to five Heritage trees. In August 2015 the project was revised to preserve the two large Coast Live Oaks on the property.

- Status/Next Step(s): The City Council approved the project on March 15, 2016. Building permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Eric Anderson
- Applicant: Barry Swenson Builder

## Miramonte/Springer Planning Area

## 74. El Camino Real Hospital Campus Update (2500 Grant Rd.) 🐼 🍫

Request for a Planned Community Permit to construct a new 2-story, 56,000 sq. ft. Behavioral Health building, a new 7-story, 265,000 sq. ft. medical office building, a new 5-level 390-stall parking structure adjacent to the new medical office building, and 4-level, 430-stall addition to the existing North Parking Garage; and a Heritage Tree Removal Permit to remove 40 Heritage trees and relocate 17 Heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: a 16,000 square feet behavioral health building, a 260,000 sq. ft. Old Main Hospital Building, and an 80,500 sq. ft. North Addition Building (adjacent to the Old Main Hospital) and removal of 220 surface parking stalls.

• Website: El Camino Hospital

• Status/Next Step(s): Approved by the City Council on June 22, 2016. Building permit plans are under review. The North Drive Parking Garage addition and Behavioral Health Services building are under construction.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Lindsay Hagan

• Applicant: El Camino Hospital

## Grant/Sylvan Planning Area

## 75. Evelyn Family Apartments (779 E. Evelyn Avenue) 🤡 🍫

On March 1, 2016, the City Council approved a request for a General Plan Map Amendment to alter the land use designation from General Industrial to High-Density Residential, a Zoning Map Amendment to rezone the property from P(30) Sylvan-Dale Precise Plan to R4 (High-Density Residential) zoning district, a Development Review Permit to construct a 4-story, 116-unit apartment building for low- and very-low income households with two on-site manager units and one-level of underground parking, a Heritage Tree Removal Permit to remove ten Heritage trees, and replace an existing two-story office building and a one-story commercial building.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Grant/Sylvan

• Project Planner: Lindsay Hagan

• Applicant: ROEM

# 76. 344 Bryant Avenue 🤡

Request for a Preliminary Parcel Map to subdivide a 0.9-acre lot into four single-family lots, a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes replacing one existing single-family home, and a Heritage Tree Removal Permit to remove three Heritage trees. The project is located on the north side of Bryant Avenue near Stacey Court.

• Status/Next Steps: Approved by the Zoning Administrator on February 22, 2017.



• Planning Area: Grant/Sylvan

• Project Planner: Clarissa Burke

Applicant: Kanu Patel

# 77. Adachi Project (1991 Sun Mor Avenue) 🕏 🍫

In August 2015, the applicant submitted a formal application for a for a Planned Unit Development permit and a Development Review Permit to allow development of 11 single family homes, a Heritage Tree Removal Permit to remove 27 Heritage trees, and a Tentative Map to subdivide existing 5-acre lot into 12 lots. This property is located at the north terminus of Sun Mor Avenue, in the R1-10 (Single-Family Residential) district.

- Status/Next Step(s): Approved by City Council on April 19, 2016. <u>Under construction.</u>
- Planning Area: Grant/Sylvan.
- Project Planner: Diana Pancholi
- Applicant: Summerhill Homes

## 78. <u>715 Sleeper Avenue</u>

Request for a Planned Unit Development Permit and Development Review Permit to construct 2 new single-family homes, one on a flag lot; an Heritage Tree Removal Permit for the removal of one Heritage tree on a 27,244 square foot lot. This property is located south of Sleeper Avenue between Sun Mor Avenue and Yorkshire Way in the R1-10 (Single-Family Residential) district.

• Status/Next Step(s): Under review.

- Planning Area: Grant/Sylvan.
- Project Planner: Paula Bradley
- Applicant: Rick Loretz of Rick Loretz Construction

## CITY-WIDE PROJECTS (Not shown on map.)

## 79. Multimodal Improvement Plan

In November 2015 the City Council approved a scope of work for a Multimodal Improvement Plan. The Plan will include City improvements, programs and services to support alternative transportation modes, such as bicycles, transit and walking. It will comply with VTA requirements to document existing and future efforts to address increased vehicle congestion and will be reviewed by the VTA Board of Directors. The project also includes a nexus study to adopt a City-wide Transportation Impact Fee.

- Status/Next Step(s): The project team is developing an action list of projects that will address vehicle congestion. A City Council Study Session is tentatively scheduled for May 2, 2017.
- Project Planner: **Eric Anderson**

#### Attachment:

April 2017 – Planning Division Update Map

